

# 63 FATFIELD PARK

WASHINGTON

NE38 8BP

DESIGN & ACCESS STATEMENT

Planning Application

23.10.23

# PROJECT DETAILS



Project Name: 63 Fatfield Park  
Project Location: NE38 8BP  
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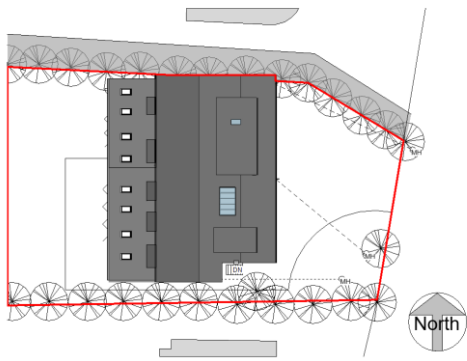
# 1.0 INTRODUCTION

## 1.1 THE SITE

63 Fatfield Park is a house located in Washington, a town based in the City of Sunderland in the North-East of England. Within the town, local government responsibilities lie with the local authority of Sunderland City Council.

The town has connections including transport links, schools and public amenities. Both an art centre and primary school can be found less than an 8-minute walk from the property.

The area is well connected by public transport. There are regular busses, the closest stop is outside a pet care store, which is a 5-minute walk from the site.



01 Application Site

Image 01 demonstrates the application site in red.



02 Existing Site



## 1.2 HISTORY

Washington village is the home to the wonderful Washington Old Hall that is looked after by the National Trust. It is a place of great significance because it was once the home to the ancestors of George Washington, the first president of the United States.

Washington is an equal distance from the centres of Newcastle upon Tyne, Durham and Sunderland, and it has close ties to all three cities. It was named a new town in 1964 and has a growing population of 67,085.



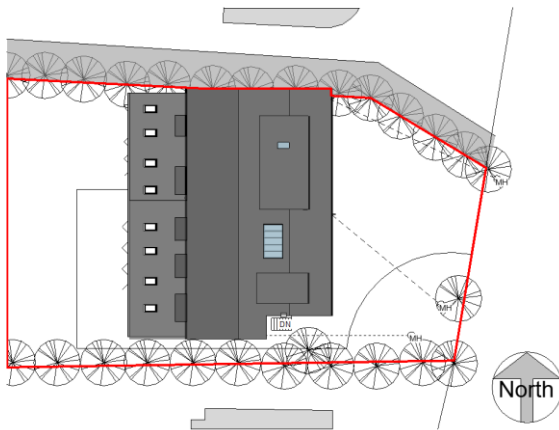
03 Images of Washington

## 1.3 THE AREA

The site (marked with a red boundary line on image 04), is situated off Biddick Lane. The surrounding area is a suburb, filled with neighbouring houses down Fatfield Park.

Nearby are the Fatfield Academy Inspires school, Fur Babies pet care store, Washington Theatre Group, Arts Centre Washington and Birchfield Post Office.

The Princess Anne Park, located just off Washington Highway (a twenty walk from site), is a well-known local park. The park links by path to Washington Leisure Centre which includes a football pitch, swimming pool and skatepark.



04 Existing Site Survey



05 Neighbouring House – Adjacent Site



06 Plan view courtesy of Google Maps

# 2.0 DESIGN PRINCIPLES



## 2.1 EXISTING DESIGN/ SITE

The existing site has a generous front and back garden with minimal greenspace on both sides of the house. The site features a steep drop from the ground level towards the back garden. There is a wooden fence around the site's boundary and only one entrance to the site on the east side.



07 Existing Site



## 2.2 APPEARANCE (SURROUNDING AREA)

The existing properties within the surroundings of the proposed site are suburban houses.

Brickwork and cement tiles are the main materials seen throughout Fatfield Park.

Majority of the neighbouring houses are bungalows or two storey houses.



08 Surrounding Area

# 3.0 PROPOSED DEVELOPMENT

## 3.1 AMOUNT

The design features an additional dormer and expanded dormer, an extension at the rear of the house and an open floor plan.

The house's sub-level will be mostly dedicated to the extension, sitting room, kitchen and utility room. The ground floor containing a lounge room and a bedroom which then connects to the first floor. The first floor holds the family bathroom, 4 bedrooms, a study, office and master walk-in closet/toilet.

## 3.2 SCALE

The house retains its existing scale which does not obstruct neighbouring properties. The proposed extension at the rear of the house extends north, from the existing conservatory to the end of the house. The extended dormer increases in length from the existing dormer towards the north, within the roof parameter.

The house will cover 327.13m<sup>2</sup> out of an overall 1427.018m<sup>2</sup> site. The remaining site consists of a front and back garden and a stone paved driveway to the garage, connecting to the public footpath and road.

Image 09 demonstrates the scale of the existing building and proposed extensions.



1:200 East Elevations



1:200 West Elevations



1:200 North Elevations



1:200 South Elevations

09 Proposed Elevations

# 3.0 PROPOSED DEVELOPMENT

## 3.3 PROPOSED DESIGN

The layout has been designed to create an open floor plan, whilst providing spacious, bright spaces for the occupants. The house incorporates roof lights and bi-fold doors for adequate access to the outdoor space. The open ground floor plan allows for natural light to flow through the space, making the room feel brighter and more welcoming, improving the flow between areas and making the improved kitchen the focal point. The first floor has been designed to retain the privacy between the different rooms.



## 3.4 LAYOUT

The ground floor is split into two sections, a sub level and a ground floor which consists of;

Sub Level;

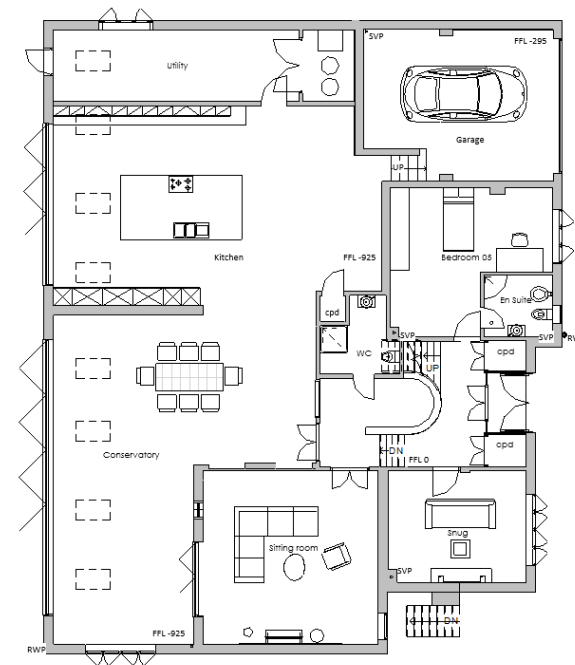
- Kitchen
- Utility room
- Conservatory
- Sitting room
- WC

Ground Floor;

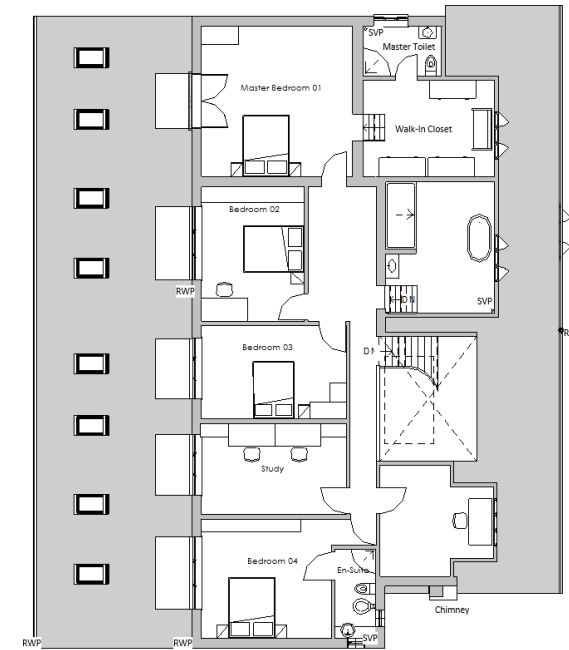
- Snug
- Bedroom En Suite
- Garage

The first floor offers;

- Master bedroom
- Master en suite/walk-in closet
- 3 bedrooms
- Family bathroom
- Study
- Office



1:100 Ground Floor



1:100 First Floor

11 Proposed Design Strategy



## 4.0 APPEARANCE AND MATERIALS



- The new development has been designed within the existing site boundary, avoiding obstruction of any neighbouring properties whilst still utilising and maximising the site.
- The development has taken architectural cues from the existing house such as material choice and building structure. The development aims are to blend in with the existing house features such as the use of traditional brick walls for the new rear extension. Alongside a new addition of split face tiles to the entrance of the house and marley weather board for the dormers.
- Roofing will be dark concrete tiles to match existing.
- Windows – flat upvc.
- The road will be kept the same.



## 5.0 USE

The new design will incorporate an open floor plan located on the sub level, accommodating a revised dining area and kitchen with an island. Additionally, a revised sitting room, utility room and ground floor toilet.

The newly constructed extension on the rear of the house will fit additional roof lights, to brighten up the space. The first floor will fit an additional dormer, which will be used as an office as well as an extension to the existing dormer to increase space within the walk-in closet.



12 House entrance images



13 Dining room, sitting room and kitchen images

## 6.0 LANDSCAPING

### 6.1 LANDSCAPING & EXTERNAL BOUNDARIES

- Not relevant to this application.

## 7.0 SUSTAINABILITY

### 7.1 SUSTAINABILITY

- Not relevant to this application.



## 7.2 SECURITY

- Not relevant to this application.

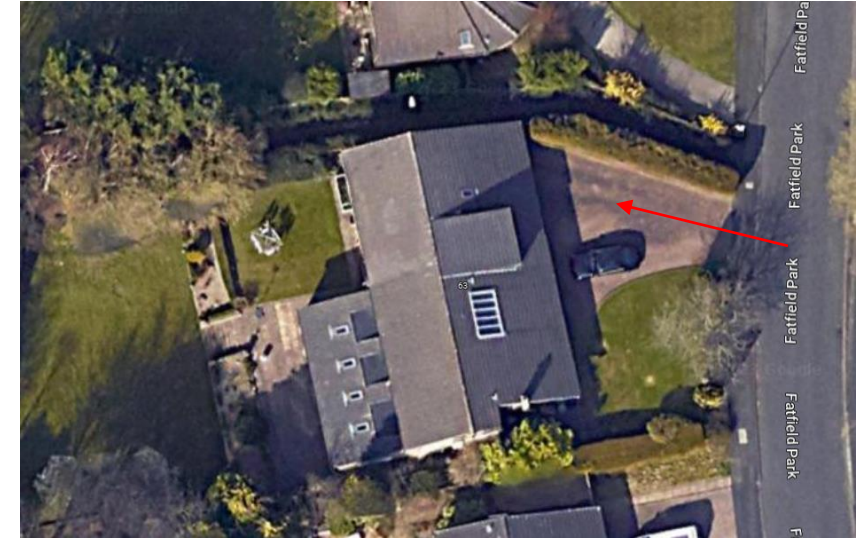
## 8.0 ACCESS

### 8.1 VEHICULAR ACCESS

- Access is via fat Field Park Lane, linking to the main road, Biddick Lane. The site is very close to the Washington Highway A182.
- All vehicles will use this entrance including visitors, deliveries and ambulances.

### 8.2 PARKING AND CYCLE STORAGE

- Parking available on driveway and garage.



15 Plan of Vehicular access  
courtesy of google maps

## 8.0 ACCESS CONTINUED



### 8.3 PUBLIC TRANSPORT

- The area is well connected to public transport. There are regular busses, the closest stop is less than a five-minute walk from the proposed house front door. This stop offers multiple transport routes and bus connections as shown adjacent.

### 8.4 PEDESTRIAN ACCESS

- The driveway of the house connects onto a well paved public foot path, that connects to various other foot paths that lead to public transport and public parks.

### 8.5 REFUSE

- The house retains an existing general waste and recycling bin, enough for the number of occupants within the household which is collected weekly.



Proposed Site

Bus Stop

2A Berries

887

S452

S462

S864

16 Vehicular Access and Transport links.